

002.A

0003

0128.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

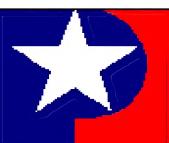
782,500 / 782,500

USE VALUE:

782,500 / 782,500

ASSESSED:

782,500 / 782,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
128		THORNDIKE ST, ARLINGTON

**OWNERSHIP**

Owner 1:	HARDY JENNIFER &	Unit #:	128
Owner 2:	MORENO JOSE		
Owner 3:			

Street 1: 128 THORNDIKE ST UNIT 128

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

**PREVIOUS OWNER**

Owner 1:	WROBEL KATHERINE A -
Owner 2:	-
Street 1:	128 THORNDIKE ST UNIT 128
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1914, having primarily Vinyl Exterior and 1450 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7859																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	782,500			782,500		280513
							GIS Ref
							GIS Ref
							Insp Date
							05/09/18

**PREVIOUS ASSESSMENT**

Parcel ID: 002.A-0003-0128.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	771,000	0	.	.	771,000	771,000	Year End Roll	12/18/2019
2019	102	FV	702,700	0	.	.	702,700	702,700	Year End Roll	1/3/2019
2018	102	FV	622,900	0	.	.	622,900	622,900	Year End Roll	12/20/2017
2017	102	FV	511,400	0	.	.	511,400	511,400	Year End Roll	1/3/2017
2016	102	FV	511,400	0	.	.	511,400	511,400	Year End	1/4/2016
2015	102	FV	454,700	0	.	.	454,700	454,700	Year End Roll	12/11/2014
2014	102	FV	433,800	0	.	.	433,800	433,800	Year End Roll	12/16/2013
2013	102	FV	433,800	0	.	.	433,800	433,800		12/13/2012

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WROBEL KATHERIN		68384-218		11/10/2016		628,000	No	No		
WADDEN JACK WIL		64129-558		8/25/2014		546,000	No	No		
SKUSE NATHAN,		57071-187		6/30/2011	Change>Sale	429,000	No	No		
CARNEY JOHN		47912-296		8/1/2006		325,000	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2011	605	Add Att	5,000					BATH & BEDROOM
4/26/2006	308	Redo Kit	60,000			G7	GR FY07	REDO KIT & BTH &

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/9/2018	Measured	DGM	D Mann
3/16/2017	SQ Returned	EMK	Ellen K
5/19/2015	SQ Returned	EMK	Ellen K
3/14/2007	External Ins	BR	B Rossignol
7/19/2006	Permit Visit	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type: 99 - Condo Conv				Full Bath: 2	Rating: Very Good																			
Sty Ht: 1A - 1 Sty +Attic				A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																			
Frame: 1 - Wood				1/2 Bath:	Rating:																			
Prime Wall: 4 - Vinyl				A HBth:	Rating:																			
Sec Wall:		%		OthrFix:	Rating:																			
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																				
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																			
Color: GREEN				A Kits:	Rating:																			
View / Desir:				Fpl:	Rating:																			
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																			
Grade: C - Average				<b>CONDOS INFORMATION</b>																				
Year Blt: 1914	Eff Yr Blt:			Location:																				
Alt LUC:		Alt %:		Total Units:																				
Jurisdct: G18		Fact:	.	Floor: M - Multi-Level																				
Const Mod:				% Own: 55.000000000																				
Lump Sum Adj:				Name:																				
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>												
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		No Unit	RMS	BRS	FL													
Prim Int Wall: 2 - Plaster				Functional:		%		1	6	3	2													
Sec Int Wall:		%		Economic:		%																		
Partition: T - Typical				Special:		%																		
Prim Floors: 3 - Hardwood				Override:		%																		
Sec Floors: 5 - Lino/Vinyl	20%			Total:	26.4	%																		
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>								
Subfloor:				Basic \$ / SQ:	295.00			Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Bsmnt Gar:				Size Adj.: 1.35000002									GLA	Gross Liv Ar	1,450	395.840	573,975							
Electric: 3 - Typical				Const Adj.: 0.99396008																				
Insulation: 2 - Typical				Adj \$ / SQ: 395.845																				
Int vs Ext: B				Other Features: 90510																				
Heat Fuel: 1 - Oil				Grade Factor: 1.00																				
Heat Type: 3 - Forced H/W				NBHD Inf: 1.60000002																				
# Heat Sys: 1				NBHD Mod:																				
% Heated: 100		% AC: 100		LUC Factor: 1.00																				
Solar HW: NO		Central Vac: NO		Adj Total: 1063175																				
% Com Wall		% Sprinkled:		Depreciation: 280678					Juris. Factor: 1.00		Before Depr: 633.35													
				Deprecated Total: 782497					Special Features: 0		Val/Su Net: 539.66													
									Final Total: 782500		Val/Su SzAd: 539.66													
<b>MOBILE HOME</b>				Make:				Serial #:			Year:		Color:											
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 002.A-0003-0128.0												<b>IMAGE</b>								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N					Total Yard Items:				Total Special Features:							Total:								
<b>AssessPro Patriot Properties, Inc</b>																								